



ASSOCIATION NEWSLETTER

January 2, 2009

ANNUAL MEETING SCHEDULED FOR JANUARY 8, 2009

The Annual Membership Meeting is scheduled for **January 8, 2009, at 6:30PM, at the Goleta Valley Community Center, Room #6**. Another formal notice/proxy is enclosed. Please plan to attend. Even if you plan to attend, please return your proxy to the Association. Please fax your proxy to 805-682-4341. If you plan to sign your proxy over to another person, please make sure the other party is an owner at the Grove.

At this time, the Association does not have enough proxies to have a quorum (90 is needed). We have NOT received proxies from the following units:

#101, 103, 104, 105, 106, 107, 108, 111, 112, 113, 116, 118, 119, 121, 124, 125, 126, 127, 128, 130, 133, 134;

#201, 202, 206, 207, 208, 209, 210, 211, 212, 213, 215, 217, 218, 219, 220, 221, 223, 225, 226, 228, 230, 231, 232, 233, 234, 235, 236, 238, 239, 241, 242, 243, 244, 246, 248, 249, 250, 252, 254, 255, 257, 260, 262, 264, 265, 266, 268, 269, 270, 271;

#301, 302, 304, 305, 306, 309, 311, 312, 315, 316, 317, 318, 319, 321, 322, 324, 325, 330, 331, 332, 334, 335, 336, 337, 339, 340, 341, 346, 348, 351, 352, 353, 354, 355, 356, 358, 360, 361, 362, 363, 364, 367, 368, 370, 371.

If you are an owner of one of the above units, the Association appreciates your proxy to ensure a quorum for an official meeting. Otherwise, a continued meeting will have to be scheduled.

At this Meeting, there will be an election for the Board. There will be 2 positions available, for 2 year-term each. If you are interested in serving on the Board, please have someone nominate you or you may nominate yourself. (Craig Nicholson & Marco Innocenti's term will be expiring). The Board Election Procedures were mailed out in the November Newsletter.

BUDGET ENCLOSED / FEES TO REMAIN THE SAME

Enclosed is your copy of the Budget with "actual" year-end figures. As you can see, the Budget calls for the 2009 monthly fees to remain the same at...

\$380.00

If you would like to save on stamps, envelopes, and time which takes to send in a check, you may want to consider signing up for the automatic payment plan. If you are interested in this free service, please call 805-569-1121.

STATE FIRE CODE BANNING OF BBQ'S

The Board has recently learned of a relatively new California Fire Code sections that say:

308.3.1 Open Flame Cooking Devices - Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.

308.3.1.1 Liquefied Petroleum gas-fueled cooking devices - LP gas burners having an LP-gas container with a water capacity greater than 2.5 pounds (nominal 1 pound LP-gas capacity) shall not be located on combustible balconies or within 10 feet of combustible construction.

Exceptions:

- 1. One- and two-family dwellings*
- 2. Where buildings, balconies and decks are protected by an automatic sprinkler system.*

Thank you for adhering to the State Fire Code.

COLLECTION BEING SOUGHT FOR HOLIDAY GIFT TO OUR GARDENER

As residents of the Grove, we are grateful to have the landscaping services of Jose Soto from Progressive Landscapes. Jose has been with us for many years and works diligently to keep our complex attractive. Many residents would like to raise a holiday gift as a token of our appreciation. For those interested in showing Jose your appreciation, please make your checks (please, no cash) payable to "JOSE SOTO" and send them to the following address:

Eucalyptus Grove HOA
Attn.: James Nguyen
3944 State St. #200
Santa Barbara, CA 93105

Please make sure to indicate on the check memo line "EG Gardener Gift". **Please send your checks in by January 31, 2009**, so that the gift can be given to him in early February. Thank you again for your generosity and kindness.

ASSOCIATION TO REPAIR PRESSURE REGULATOR & BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be repairing a leaking pressure regulator if it is not dealt with after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

ASSOCIATION WELCOMES LATEST MEMBER

The Association would like to welcome its latest member: Ms. C. Cowles.

DEHUMIDIFIERS SUGGESTED

In order to minimize possible musty smell in your home, especially if you live in a lower unit, you may want to get a few dehumidifiers to extract moisture out of the air. In addition, during the damp months, you may also want to leave a fan or something on to circulate the air. And when you're home, if possible, you may want to leave a door or window open for fresh air.

E-MAIL ADDRESS REQUESTED

Many times, E-mailing is the most efficient way of disseminating information. If you have an e-mail address that you would like to give to the Association, please contact James Nguyen at jamesn@bartlein.com. Thank you. Please ignore if you have already responded.

OFFICIAL WEBSITE OF THE GROVE – PLEASE CHECK

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines and other published correspondence) posted there. It is essential that all owners and residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies and understand the rules & regulations. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailing address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED / REQUEST TO BE IN WRITING

The next Homeowners Association "Monthly" Board Meeting is scheduled for right after the Annual Meeting on January 8, 2009, at 6:30PM, at the Goleta Valley Community Center. It will mainly to deal with emergencies, elect officers, and schedule the next meeting. Unless otherwise notified, the meetings are usually held on the 2nd Thursday of the month, at 6:30PM, in the Meeting Room, at Bldg. 7610. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area or on the website several days before.

FROM THE BOARD OF DIRECTORS AND ALL OF US AT BARTLEIN & COMPANY, INC.,

HAPPY NEW YEAR!!!

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